

DRAFT

MINUTES OF THE CITY COUNCIL OF THE CITY OF GREENSBORO, N. C.

REGULAR MEETING:

2 MARCH 1999

The City Council of the City of Greensboro met in regular session at 6:00 p.m. on the above date in the Council Chamber of the Melvin Municipal Office building with the following members present: Mayor Carolyn S. Allen, presiding; Councilmembers Claudette Burroughs-White, Sandra G. Carmany, Keith A. Holliday, Yvonne J. Johnson, Earl F. Jones, Nancy Mincello, Robert V. Perkins and Donald R. Vaughan. Absent: None. Also present were J. Edward Kitchen, City Manager; Linda A. Miles, City Attorney; and Juanita F. Cooper, City Clerk.

The meeting was opened with a moment of silence and the Pledge of Allegiance to the Flag.

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The Manager recognized Kenneth Lilly, employee in the Fire Department, who served as courier for the meeting.

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The Mayor explained the Council procedure for conduct of the meeting.

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V. M. Nussbaum, Jr., representing HME, Inc.; and David Levy, Executive Director, Greater Greensboro Housing Foundation; provided detailed information with respect to their organizations, programs and accomplishments. They reviewed the history of their organizations, described the various types of housing provided by each non-profit group, detailed the significant economic impact on the community and spoke to the immeasurable benefits of home ownership to individuals who would not otherwise meet the criteria to purchase a home. Mr. Levy added that affordable housing provided numerous benefits to the City; i.e., stabilized neighborhoods, decreased crime, added to the property tax base and offered employment opportunities. Messrs. Nussbaum and Levy spoke to future housing efforts, noted plans to participate in the Hope VI project, expressed appreciation to Council for their support of housing efforts and requested continued financial support of their organizations.

Council expressed appreciation to these non-profit organizations for their positive impact on Greensboro by offering decent, affordable rental housing and opportunities for affordable home ownership; some members of Council offered suggestions to further enhance housing efforts.

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Mayor Allen stated that this was the time and place set for a public hearing to consider an Ordinance amending Chapter 30 of the Greensboro Code of Ordinances with respect to Planning, Development and Zoning to establish the TN1 Traditional Neighborhood District.

C. Thomas Martin, Planning Department Director, spoke to the extraordinary efforts the Planning and Housing and Community Development Department staff which had resulted in the proposed ordinance. He also expressed appreciation to other City departments and citizens who had participated in this effort.

Sue Schwartz, Community Planner for the Housing and Community Development Department, provided an overview of the process used to create this ordinance, explained the concept of the Traditional Neighborhood design, described elements of a traditional neighborhood and explained the type of development permitted under the TN zoning classification. Ms. Schwartz used slides to illustrate this type of development. She noted that a number of traditional neighborhoods exist in Greensboro and other cities in North Carolina, explained the process for researching and developing the proposed ordinance and advised a number of local studies had supported this type of development. Ms. Schwartz advised the City would test this type of development in the Southside and Hope VI endeavors; she stated if necessary, requests for additional adjustments to the ordinance could be forthcoming.

Lee Brown, consultant with Teska Associates, advised that staff had identified a neighborhood need and developed a solution in the form of the TN ordinance. He stated that the proposed ordinance would offer an opportunity for flexible development and would supplement/enhance the Unified Development Ordinance, be an effective redevelopment tool, and set standards and guidelines for a starting point but invite developers to seek additional details. Mr. Brown also advised this ordinance would require a demonstration neighborhood to determine its success.

In response to Council inquiries, Mr. Martin advised that after testing this type of development, the City would present the option to the development community.

Mayor Allen asked if anyone wished to be heard.

Bob Coke, residing on Martha's Place, spoke in favor of the ordinance, offered his thoughts with respect to Greensboro zoning classifications in general, and requested the Council to adopt this ordinance.

Councilmember Burroughs-White moved adoption of the ordinance. The motion was seconded by Councilmember Johnson; the ordinance was adopted on the following roll call vote: Ayes: Allen, Burroughs-White, Carmany, Holliday, Johnson, Jones, Mincello, Perkins and Vaughan. Noes: None.

99-26

CHAPTER 30 PROPOSED AMENDMENTS

AN ORDINANCE AMENDING THE GREENSBORO CODE OF ORDINANCES WITH RESPECT TO ZONING, PLANNING AND DEVELOPMENT

Section 1. That Section 30-1-3, Purpose, is hereby amended by adding a new subsection to read as follows:

“30-1-3.15 Traditional Neighborhood District Purposes

The traditional neighborhood district regulations, adopted and prescribed in this Ordinance, are found by the City Council to be necessary and appropriate to:

- (A) Establish neighborhoods that are limited in size and oriented toward pedestrian activity;
- (B) Encourage a desirable mix of uses in close proximity to each other;
- (C) Allow a mix of housing types to serve persons of various ages and income levels;

- (D) Develop a network of interconnecting streets and blocks that shorten travel distances, lessen congestion in the streets, promote walking, and promote frequent contacts among neighbors;
- (E) Create a coordinated transportation system with appropriately designed facilities for pedestrian, bicycle, public transportation, and automotive vehicles;
- (F) Provide and emphasize safe and inviting public open spaces such as squares, parks and greenways, and integrate them into the neighborhood pattern for the active and passive enjoyment of neighborhood residents;
- (G) Provide prominent sites for civic buildings;
- (H) Provide commercial and employment opportunities which are easily accessible to neighborhood residents;
- (I) Create neighborhoods with a distinct sense of place and character;
- (J) Provide predictable and reliable patterns of neighborhood development and qualities of urban design; and
- (K) Discourage sprawl and produce an efficient pattern of development that imposes lower per-capita service costs upon the City.”

Section 2. That Section 30-2-1, DEFINITION INDEX, is hereby amended by adding the following terms in alphabetical sequence:

- “ARTISANS AND CRAFTS”
- “BLOCK FACE”
- “BLOCK LENGTH”
- “BUILD-TO LINE”
- “BUILD-UP LINE”
- “BUSINESS INCUBATOR”
- “GREEN SPACE”
- “LOCAL COMMERCIAL STREET”
- “PLAZA”
- “PRESERVE”
- “SINGLE FAMILY ATTACHED DWELLING”
- “STREETSCAPE”
- “SQUARE”
- “TOWN ARCHITECT”
- “TRADITIONAL NEIGHBORHOOD DEVELOPMENT PLAN.”

Section 3. That Section 30-2-2.3, Dwellings, is hereby amended by adding the following definition in alphabetical sequence:

“SINGLE FAMILY ATTACHED DWELLING: A townhouse dwelling or a twin home dwelling.”

Section 4. That Section 30-2-2.7, General, is hereby amended by adding the following definitions in alphabetical sequence:

“BLOCK LENGTH. The distance, measured along each side of a street, between one intersecting through street (not a cul-de-sac or loop street) and the next intersecting through street.”

“BUSINESS INCUBATOR. The aggregation of one or more small, start-up firms in the same location with affordable office space, business equipment and services, planning assistance and counseling services, for the purpose of encouraging neighborhood-based business growth and stability through job creation, economic diversification, rehabilitation and reuse of existing buildings, and enhancement of a neighborhood’s image as a center for innovation and entrepreneurship. A business incubator typically limits the length of tenancy so that there are continuous opportunities for new firms to participate in the business incubator environment.”

Section 5. That in Section 30-2-2.12, Streets and Drives, the “ALLEY” definition is hereby rewritten to read as follows:

“ALLEY. A roadway set aside primarily for vehicular service access to the back or side of properties otherwise abutting on a street. An alley is designed to have a pavement width narrower than that required for a street.”

Section 6. That Section 30-2-2, DEFINITIONS, is hereby amended by adding a new subsection to read as follows:

“30-2-2.13 Traditional Neighborhood Developments

ARTISANS AND CRAFTS. The practice of a trade or handicraft by a skilled worker or craftsman.

BLOCK FACE. A specific side of a block that is referenced in relationship to the setback, bulk, height, or uses on that block.

BUILD-TO LINE. The line at which construction of a building is to occur on a lot. A build-to line runs parallel to the front property line and is established to create an even building façade line on a street.

BUILD-UP LINE. A horizontal line which establishes a building height precedent.

GREEN SPACE. An open space available for unstructured recreation consisting of grassy areas and trees.

LOCAL COMMERCIAL STREET. A street in a commercial or mixed use neighborhood in a Traditional Neighborhood District whose primary function is to provide access to abutting properties.

PLAZA. An open space at the intersection of important streets or adjacent to important structures, set aside for civic purposes and commercial activity, which may include parking, consisting of durable pavement and formal tree plantings.

PRESERVE. Open space that preserves or protects a critical environmental feature or other natural feature.

STREETSCAPE. The area within a street right-of-way that contains sidewalks, street furniture, landscaping, and/or trees.

SQUARE. An open space consisting of paved walks, lawns, trees, and civic buildings that may encompass an entire block, is located at the intersection of important streets, and is set aside for civic purposes.

TOWN ARCHITECT. An architect retained by the developer of an approved Traditional Neighborhood Development Plan to review architectural plans for new structures within a Traditional Neighborhood District for conformance with adopted architectural standards.

TRADITIONAL NEIGHBORHOOD DEVELOPMENT PLAN. A master site plan for the development of one or more compact, mixed use, pedestrian-oriented neighborhoods to be located in the Traditional Neighborhood District, upon zoning approval, which includes a list of permitted uses and standards and a defined set of design guidelines for physical improvements and public spaces.

TRADITIONAL NEIGHBORHOOD OPEN SPACE. Land dedicated to the public or designated by a development plan for the use, benefit and enjoyment of all residents, which may include green space, greenways, parks, plazas, preserves, and squares.”

Section 7. That Section 30-3-12.2(A), Authorized Submission, is hereby rewritten to read as follows:

“(A) Authorized Submission: The City Council; any local Board, Commission, or Department; or any person who resides or owns property within the City may submit an application to amend the Official Zoning Map, provided that any application shall be filed at least twenty-four (24) days before the meeting of the Zoning Commission at which such an application is to be considered. See Section 30-3-13 (Conditional Use Districts and Conditional Use Permits), Section 30-3-17 (Zoning Changes in Historic Districts), Section 30-4-2 (Traditional Neighborhood District Requirements), and Section 30-4-3 (Planned Unit Development District Requirements) for additional requirements applicable to those districts.”

Section 8. That Section 30-4-1 is hereby rewritten to read as follows:

“ 30-4-1 DISTRICTS ESTABLISHED AND DESCRIBED

All property within the City’s zoning jurisdiction shall be divided into zoning districts with the designations and purposes listed below.”

Section 9. That Sections 30-4-2.1, General Use Districts; 30-4-2.2, Conditional Use Districts; and 30-4-2.3, Overlay Districts, are hereby renumbered to become Sections 30-4-1.1, 30-4-1.2, and 30-4-1.3, respectively.

Section 10. That Section 30-4-1.1, General Use Districts, is hereby amended by adding a new subsection to read as follows:

“(H) Traditional Neighborhood:

TN1 TRADITIONAL NEIGHBORHOOD DISTRICT

The TN1 Traditional Neighborhood District is intended to establish land use and design standards to be applied specifically in neighborhoods where a variety of uses are permissible in accordance with general standards. Foremost among these standards is adherence to an approved Traditional Neighborhood Development Plan. TN1 districts are designed to be walkable, pedestrian- and transit-oriented communities, and generally are organized so that the distance from the edge of each neighborhood in the district to the center is about 1/4 mile. This development concept is intended to perpetuate and extend the predominant pattern of urban development prior to World War II and to encourage a vibrant community of mixed uses. The TN1 District must include a variety of building types in accordance with the approved Traditional Neighborhood Development Plan, including attached and detached single family, multifamily, mixed-use, business and civic buildings.”

Section 11: That a new Section 30-4-2, Traditional Neighborhood District Requirements, is hereby added to read as follows:

“30-4-2 TRADITIONAL NEIGHBORHOOD DISTRICT REQUIREMENTS

30-4-2.1 Establishment of a Traditional Neighborhood Development Plan

(A) Plan Approval and Rezoning: An application to rezone property to the TN1 Traditional Neighborhood District may only be made in conjunction with the preparation of a Traditional Neighborhood Development Plan for the project site and its adoption by the Planning Board. The filing of such an application is a pronouncement by the applicant of intent to adhere to a higher standard of design and to place a premium upon the long-term livability and attendant value appreciation of the development. It is also an acknowledgment that the developer will assume the risks inherent in larger up-front costs in order to make fuller utilization of land and to discourage sprawl. The process leading to the zoning map amendment for a TN1 zone includes a pre-submittal meeting, the submission of a complete set of the proposed Traditional Neighborhood Development Plan

elements, the technical review of that Plan, the approval by the Planning Board of the Traditional Neighborhood Development Plan, an application for the proposed zoning map amendment, a public hearing on the zoning map amendment, and the adoption of the zoning map amendment.

- (B) Pre-submittal Meeting: A pre-submittal meeting shall be held between the Planning Department representatives and the applicant to acquaint staff with the proposed development, provide the applicant with preliminary staff comments, and identify major concerns or the need for additional data.
- (C) Neighborhood Meetings: The applicant is encouraged to hold informative plan development and refinement meetings, or a charette, at which residents and property owners in and near the affected property are invited to participate.
- (D) Traditional Neighborhood Development Plan Submission Elements: The proposed Traditional Neighborhood Development Plan shall include the following elements and shall be submitted to the Technical Review Committee in accordance with Appendix 2 Map Standards (A-2-1 Number of Filing and Review Copies to be submitted):
 - 1) Topographical map of the project site at two (2) foot intervals;
 - 2) List of project-specific land uses;
 - 3) List of project-specific site development standards, including standards in, or standards to stand in lieu of those in, Table 30-4-6-6 (Traditional Neighborhood District Dimensional Requirements); Section 30-4-7 (Supplementary Dimensional Requirements); Section 30-4-8 (Accessory Building, Structure, and Use Requirements); Section 30-4-9 (Fences); Section 30-5-4 (Landscaping Requirements); Section 30-5-5 (Sign Requirements); Table 30-6-13-1 (Minimum Public Street Design Standards); Table 30-6-13-4 (Minimum Private Alley Standards for Traditional Neighborhood Districts); and Section 30-6-13.5 (Sidewalks);
 - 4) Location of streets and public open spaces;
 - 5) Location of residential, commercial, and civic buildings and lots;
 - 6) Location and amount of land in flood hazard areas and any other lands not suitable for development;
 - 7) General location of any proposed watershed protection

measures; and

- 8) Any other information required by the Technical Review Committee to demonstrate conformance with the Traditional Neighborhood District purposes and standards.
- (E) Technical Review of the Proposed Traditional Neighborhood Development Plan: The Technical Review Committee shall review the proposed Traditional Neighborhood Development Plan for adherence to the purposes of the Traditional Neighborhood District and consistency with the requirements of all applicable standards in this Ordinance and will forward its conclusions and recommendations to the Planning Board. Meeting minimum or maximum standards and/or guidelines will not be, in and of itself, evidence of adherence to the purposes of the TN1 Traditional Neighborhood District or of good neighborhood planning.
- (F) Adoption of the Traditional Neighborhood Development Plan: A public hearing shall be conducted by the Planning Board to review and consider for adoption the proposed Traditional Neighborhood Development Plan.

30-4-2.2 Rezoning to TN1 District

- (A) Submission of Rezoning Application: At any time after the submission of a proposed Traditional Neighborhood Development Plan, a rezoning application may be submitted to request designation of a TN1 District. The TN1 Traditional Neighborhood District boundaries need not be coterminous with the boundaries of the Traditional Neighborhood planning area.
- (B) Application Contents: A completed application for a zoning map amendment to establish or enlarge a TN1 District shall consist of the following elements:
- 1) A rezoning application prepared in accordance with Section 30-3-12.2 (Procedure); and
 - 2) The Traditional Neighborhood Development Plan approved by the Planning Board. That adopted Plan shall be referenced in any ordinance granting zoning to the subject land as a TN1 Traditional Neighborhood District, and thenceforth that adopted Plan shall be a standard to which conformance of development within the zone is measured.
- (C) Zoning Commission: Once the completed application has been received, it shall be scheduled for public hearing at the Zoning Commission in accordance with Section 30-3-12.2 (Procedure).

30-4-2.3 Conformance to the Adopted Development Plan

Once a Traditional Neighborhood Development Plan has been adopted, and the area has been rezoned to the TN1 District, minor changes in the location, siting, or use of buildings or deviations from the Dimensional Standards shown in Table 30-4-6-6 (Traditional Neighborhood District Dimensional Standards) or shown in the Plan may be authorized by the Technical Review Committee if required by engineering or other circumstances not foreseen at the time of Plan adoption. It is to be expected that certain housing types and land uses will sell or be filled faster than others. This normal and usual occurrence shall not justify the removal of housing types and land use types from the neighborhood mix, but it may justify adjustments of the percentages of the neighborhood devoted to various uses.

30-4-2.4 Phased Development

Development occurring in phases shall meet the following requirements:

- (A) Numbering: All phases shall be shown on the adopted Traditional Neighborhood Development Plan and numbered in the expected order of development. Changes to the order of development may be approved by the Technical Review Committee.
- (B) Final Plat Prerequisites: No final plat for a phase of a Traditional Neighborhood Development shall be approved unless:
 - 1) All common facilities included in previous phases have been started; and
 - 2) There is no violation of the Traditional Neighborhood Development Plan in any previous phase.

30-4-2.5 Design Guidelines for TN1 Districts

(A) Traditional Neighborhood Development Architectural Standards:

- 1) The use of architectural standards is not a requirement of this section. However, their use is not only permitted but also endorsed as a means to heighten sense of place, character, appearance, and property value.
- 2) If the developer desires such standards, they may be submitted at any stage in the development process for review and approval by the Technical Review Committee as being consistent with the Traditional Neighborhood Development Plan.
- 3) A developer may chose to include approved architectural standards as part of the Traditional Neighborhood Development Plan.

- 4) Approved architectural standards, if any, shall be enumerated in restrictive covenants recorded prior to the first building permit, and enforced by the owners' association.
- 5) If architectural standards are employed, all architectural plans for new buildings, expansions, and remodelings, shall be reviewed by a Town Architect retained by the developer for conformance with the architectural standards and the Traditional Neighborhood Development Plan.

(B) General Design Guidelines in the TN1 Traditional Neighborhood District:

1) Compatibility of Design:

- a) Buildings within a block face must reflect a continuity of building scale at the building line.
- b) A consistent building line should be maintained at the setback line along the street. However, projections of porches, bay windows, stoops, and other minor building masses into the street setback are encouraged in order to create an interesting block character. Large street setbacks to accommodate parking lots in front of a building are prohibited.
- c) In areas of mixed residential types, the height and massing of a building shall be no more than twice the height and massing of structures adjacent to or across the street from the building.
- d) A commercial or mixed-use building must integrate its appearance with the area and shall not exceed twice the height and massing of adjacent buildings

2) Human Scale Design: Human scale design typically reflects the elements listed below.

- a) Buildings that avoid long, monotonous, uninterrupted walls or roof planes. Blank, windowless walls are generally not allowed along street frontages. Where solid walls are required by building codes, the wall should be articulated by the provision of blank window openings trimmed with frames, sills, lintels, or if the building is occupied by a commercial use, by using recessed or projecting display window cases;
- b) Commercial structures that incorporate awnings or arcades, which may project over the sidewalk into the street right-of-way with city approval;
- c) Ground floor retail, service, restaurant, and other commercial uses with display windows on a minimum of fifty percent (50%) of the first floor front to provide views into the interior of buildings;

- d) Entrances and storefronts facing the street;
 - e) Doors, windows, balconies, porches, and roof decks with visibility of the street and other public spaces to encourage social interaction;
 - f) Porches generally as a significant element of the house design, located on the front or side of the dwelling; and
 - g) Rear vehicle access from an alley as a preference. However, if a garage is oriented toward the street, it must be located a minimum of twenty (20) feet behind the front façade of the principal structure. Freestanding garages and carport structures for multiple dwelling unit buildings must be designed to be integral with the building design or sited so as to avoid long and monotonous rows of garage doors and long monotonous building walls.
- (C) Guidelines for the Provision of Traditional Neighborhood Open Space: The purpose of this subsection is to provide and emphasize safe and inviting traditional neighborhood open spaces such as squares, parks, and greenways, and to integrate them into the neighborhood pattern for the active and passive enjoyment of neighborhood residents. Traditional neighborhood open space should be incorporated as a fundamental element of the Plan. Traditional neighborhood open space should be planned and improved to be highly accessible and usable by persons living or working nearby. Except for areas designated as preserves, it should be cleared of underbrush and debris and may contain one or more of the following or similar improvements: landscaping, walks, benches, seating areas, fountains, ponds, ball fields and playground equipment. Significant stands of trees, streamside areas, and other valuable topographic features should be preserved within the open space areas.”

Section 12. That Table 30-4-5-1, Permitted Use Schedule, is hereby rewritten to read as follows:

Section 13. That Section 30-4-5.3, Additional Requirements, is hereby rewritten by adding a new subsection to read as follows:

“(C) Traditional Neighborhood Districts:

(1) Traditional Neighborhood District (TN1):

- a) No more than three thousand (3,000) square feet of gross floor area per commercial use shall be permitted on a lot unless a greater floor area is established as a development condition in Section 30-5-2, Development Standards for Individual Uses.
- b) Outside storage shall be prohibited.
- c) Hours of operation shall be restricted to between 6:00 a.m. and midnight.
- d) Drive-thru sales and services are not permitted.
- e) Exterior lighting is limited to indirect illumination and safety lighting, and (for signs only) cut out letter lighting. All exterior lighting shall be located, angled, shielded, and/or limited in intensity so as to cast no direct light upon adjacent properties. Except for street lighting, no exterior lighting shall be located higher than fifteen (15) feet above ground or pavement.
- f) Parking lots shall be located at the rear or at the side of buildings and shall be screened from the sidewalk by low walls, fences, or hedges.
- f) Parking lots and garage doors are discouraged from fronting on the street.
- g) Where possible, access to off-street parking areas shall be from the rear of the lot.
- h) Parking lots and parking garages shall not abut street intersections, be adjacent to squares or parks, or occupy lots that terminate a vista.
- i) Adjacent parking lots shall have vehicular connections via an alley or internally.
- j) Where adjacent on any side to a residential use, an off-street parking area shall be adequately screened and landscaped to buffer the residential use in accordance with standards set forth in

the adopted Traditional Neighborhood Development Plan.

- k) Dwelling units may be provided on the upper levels of a building containing a first floor commercial or office use in accordance with the density set forth in Table 30-4-6-6.”

Section 14. That Section 30-4-6, Dimensional Requirements, is hereby rewritten by adding a new subsection to read as follows:

“30-4-6.4 Traditional Neighborhood Districts

Dimensional requirements for the TN1 Traditional Neighborhood District are shown in Table 30-4-6-6. A developer may propose a modification of the dimensional requirements shown in Table 30-4-6-6 and it shall be reviewed in light of the Traditional Neighborhood Development Plan and in accordance with Section 30-9-11 (Modifications). Meeting minimum or maximum standards will not be, in and of itself, evidence of adherence to the purposes of the TN1 Traditional Neighborhood District or of good neighborhood planning.”

Section 15. That a new Table 30-4-6-6 is hereby added as the page following Table 30-4-6-5 and is to read as follows:

Table 30-4-6-6 Traditional Neighborhood District Dimensional Requirements

	SF Detached	SF Attached	Multiple Family	Mixed Use	Commercial	Civic
Min. Lot Area per D.U. (sq. ft.)	5,000 ^a	3,600 ^b	2,000 ^b	2,000 ^b	n/a	n/a
Min. Lot Width (ft.)						
Interior Lot	40	20	40	40	40	40
Corner Lot	45	25	45	45	45	45
Min. Street Frontage (ft.)	40	15	40	n/a	n/a	n/a
Min. Street Setback (ft.)	10	5	5	0	0	0
Max. Street Setback (ft.)	20	20	20	5	5	20
Min. Interior Setback (ft.)						
Side	5	0	5	0	0	0
Rear	5	5	10	0	0	5
Max. Height (ft.)	50 ^c	50 ^c	50 ^c	50 ^c	50 ^c	50 ^c
Max. Bldg Coverage	55%	55%	55%	70%	70%	55%
Max. Bldg Footprint (sq. ft.)	5,000	5,000	10,000	18,000	18,000	n/a

^a This is a minimum average lot size; some lots may be smaller.

^b Multiply this number by the number of dwelling units to get the minimum size of the zone lot.

^c No more than three (3) full or partial stories entirely above grade.

Section 16. That Section 30-4-10.2 (A) is hereby rewritten to read as follows:

“(A) Vehicular Access to Public Street Required:

Every zone lot shall abut and have direct vehicular access to a publicly maintained street, except as provided below in this Section. No building or structure shall be constructed, erected, or placed on a zone lot that does not abut and have direct access to a publicly maintained street, except as provided below in this Section.”

Section 17. That Section 30-4-10.2 (F), Exceptions, is hereby renumbered to become Section 30-4-10.2 (I).

Section 18. That Section 30-4-10.2 Street Access, is hereby amended by adding a new Subsection (F) to read as follows:

“(F) Alleys: Paved alleys maintained by the owners’ association or by the City may be used to meet access requirements for lots in Traditional Neighborhood Districts and Planned Unit Development Districts.”

Section 19. That Section 30-5-2.3, Accessory Dwelling Units, Attached, is hereby amended by adding the word “detached” before the word “lots” in the title, and by adding “TN1,” before “GO-M” in Subsection (A).

Section 20. That Section 30-5-2, Development Standards for Individual Uses, is hereby amended by adding new subsections to read as follows:

“30-5-2.3.1 Accessory Dwelling Units, Detached (on single-family detached lots)

(A) Where Required: TN1 District

(B) General:

- 1) No more than one accessory dwelling unit is permitted on the same lot with a principal dwelling unit.
- 2) The accessory dwelling shall be owned by the same person who owns the principal dwelling unit.
- 3) The accessory dwelling shall not be served by a driveway separate from that serving the principal dwelling unless the accessory dwelling is accessed from a rear alley and the principal dwelling is accessed from a street.
- 4) The accessory dwelling shall be housed in a building not exceeding six hundred and fifty (650) square feet of first floor area (maximum footprint); the structure may be dwelling only or may combine dwelling with garage, workshop, studio, or

similar use.

- 5) The accessory dwelling shall be located to the rear of the principal dwelling.”

“30-5-2.13.5 Artisans and Crafts

- (A) Where Required: TN1 Districts
- (B) Operation: The use may be practiced in a commercial space or as a home occupation in a detached accessory structure; where located in a detached accessory structure, the hours of operation for the use will be no earlier than 7:00 a.m. and no later than 10:00 p.m.”

Section 21. That Section 30-5-2.15, Athletic Fields, is hereby rewritten to read as follows:

“30-5-2.15 Athletic Fields

- (A) Where Required: AG, all residential, TN1, LO, and NB Districts.
- (B) Access: All athletic fields shall have primary access to collector or thoroughfare streets, except in the TN1 District.
- (C) Operation: In the TN1 District, hours of operation will be no earlier than 7:00 a.m. and no later than 10:00 p.m.
- (D) Lighting: Outdoor lighting associated with the use shall not shine directly into yards of a residential use nor into the windows of a residential structure.
- (E) Screening: In the TN1 District, service areas will be separated by an opaque screen from the view from any street and from abutting properties; chain link and similar fencing materials, if used, shall be planted on the exterior side.”

Section 22. That Section 30-5-2, Development Standards for Individual Uses, is hereby amended by adding a new subsection to read as follows:

“30-5-2.16.5. Automotive Parking

- (A) Where Required: TN1 District
- (B) Use Limitation: Automotive parking shall be allowed as a principal use only in such instances where the lot or structure functions as a shared parking lot providing required off-street parking for nearby uses.”

Section 23. That section 30-5-2.17, Banks, Savings and Loans, or Credit Unions, is hereby rewritten to

read as follows:

“30-5-2.17 Banks, Savings and Loans, or Credit Unions

- (A) Where Required: TN1, GO-M, GO-H, and CP Districts.
- (B) Maximum Floor Area: The gross floor area shall not exceed three thousand (3,000) square feet in the TN1 District. The total direct customer service floor space shall not exceed four thousand (4,000) square feet in the GO-M, GO-H, and CP Districts.
- (C) Drive-Thru Teller Services: Drive-thru teller services shall be prohibited in the TN1 District. In the GO-M, GO-H, and CP Districts, the point of service for window tellers, remote tellers, or automated teller machines (ATMs) shall be located no closer than seventy-five (75) feet to residentially zoned property.”

Section 24. That section 30-5-2, Development Standards for Individual Uses, is hereby amended by adding a new subsection to read as follows:

“30-5-2.22.5 Business Incubators

- (A) Where Required: TN1 District.
- (B) Maximum Floor Area: 18,000 square feet of gross floor area.
- (C) Outdoor Storage: No outside storage or display of items associated with the business incubator is permitted.
- (D) Parking: Parking shall not occur within a front street setback or side street setback.
- (E) Operation:
 - (1) The business incubator may include space for retail, office, service, workshop, and/or light manufacturing.
 - (2) The business incubator shall provide individual workspaces separated by floor-to-ceiling walls.
 - (3) The business incubator may provide a maximum of two (2) loading spaces with 15x14 overhead doors. Bay doors shall not face the primary street frontage.
 - (4) The business incubator shall include common areas for administrative support services, business equipment, conference and meeting rooms, break room and concessions, truck docks and ramps, and other equipment and

facilities.”

Section 25. That Section 30-5-2.26, Churches, is hereby rewritten to read as follows:

“30-5-2.26 Churches

- (A) Where Required: All residential districts and the TN1 District.
- (B) Access: Churches located on sites of three (3) acres or more shall have primary access to a collector or thoroughfare street; however, churches in existence prior to July 1, 1992 and churches in the TN1 District are exempt from this requirement.
- (C) Location: In the TN1 District, the use shall be placed on a lot so as to front on the street and, where possible, terminate a vista.
- (D) Setback: In the TN1 District, street setbacks may be modified upon proper approval in order to preserve views or significant trees.
- (E) Parking: In the TN1 District, parking shall not occur within a front street setback or side street setback.
- (F) Accessory Use: In the TN1 District, only one accessory building shall be allowed. It shall be set back a minimum of twenty (20) feet farther than is the front facade of the principal structure.”

Section 26. That Section 30-5-2.27, Clubs and Lodges, is hereby amended by adding “TN1” before the words “and NB” in Subsection (A) and adding the words “and TN1,” after “AG” in Subsection (B).

Section 27. That Section 30-5-2.30, Convenience stores (with fuel pumps) is hereby amended by adding “and TN1” after “CP” in Subsection (A) and by adding a new subsection to read as follows:

- “(E) Property Separation: In the TN1 District, no such use shall be located within $\frac{3}{4}$ mile of another such use.”

Section 28. That Section 30-5-2.33, Day Care Centers, Child or Adult, is hereby amended by adding “TN1,” after “RM-26,.”

Section 29. That Section 30-5-2, Development Standards for Individual Uses, is hereby amended by adding a new subsection to read as follows”

“30-5-2.33.5 Department, Variety, or General Merchandise Store

- (A) Where Required: TN1 District

(B) Maximum Area: Gross floor area shall not exceed 18,000 square feet.”

Section 30. That Section 30-5-2.35, Elementary or Secondary Schools, is hereby amended to read as follows:

“30-5-2.35 Elementary or Secondary Schools

- (A) Where Required: AG, all residential, TN1, and LO Districts.
- (B) Access: Except in the TN1 District, elementary or secondary schools shall have primary access to a collector or thoroughfare street; however, elementary or secondary schools in existence prior to July 1, 1992 are exempt from this requirement. In the TN1 District, pedestrian connections to schools for surrounding neighborhoods shall not be inhibited by large parking areas or setbacks.
- (C) Minimum Area: Except in the TN1 District, all elementary or secondary schools shall be located on a minimum of three (3) acres.”

Section 31. That Section 30-5-2.37, Family Care Homes, is hereby amended by adding “TN1,” following the word “residential,” in Subsection (A).

Section 32. That Section 30-5-2, Development Standards for Individual Uses, is hereby amended by adding two new subsections to read as follows:

“30-5-2.40.5 Food Stores

- (A) Where Required: TN1 District
- (B) Maximum Area: Gross floor area shall not exceed 18,000 square feet.”

“30-5-2.46.5 Hardware Stores

- (A) Where Required: TN1 District
- (B) Maximum Area: Gross floor area shall not exceed 18,000 square feet.”

Section 33. That Section 30-5-2.47, Home Occupations (including renting of rooms), is hereby rewritten to read as follows:

“30-5-2.47 Home Occupations (including renting of rooms)

- (A) Where Required: AG, all residential, TN1, GO-M, GO-H, NB, and CB Districts.

- (B) Maximum Area: Area set aside for the home occupation shall occupy no more than twenty-five percent (25%) of the gross floor area of the dwelling unit.
- (C) Outside Storage: No outside storage or display of items associated with the home occupation is permitted.
- (D) Operation:
- 1) The home occupation shall be conducted entirely within a dwelling unit exclusive of a garage or carport, with the exception of home occupations consisting of Artisans and Crafts in the TN1 District, which may occur within a garage or other enclosed accessory building. The home occupation shall be clearly incidental and secondary to the use of the dwelling unit for residential purposes and shall not change the outward appearance of the residence.
 - 2) Permitted home occupations include, but are not limited to: typing services, telephone sales, barber/beauty services, doctor/dentist offices, architects, accountants, family day care (5 or less persons), food catering, and handicrafting.
 - 3) Only handmade items, foodstuffs, and crafts made on the premises may be offered for sale on the premises. No goods, products, or commodities brought into the dwelling unit for purposes of resale shall be sold on the premises.
 - 4) No person may be employed who is not an occupant of the dwelling, except in the TN1 District where the home occupation falls into the category of Artisans and Crafts, in which case one apprentice who is not an occupant of the dwelling unit may be employed and work on-site. In all other zoning districts where home occupations are permitted, persons who are not occupants of the dwelling may be employed in connection with the home occupation provided they:
 - a) do not work at or on the site of the dwelling;
 - b) do not report to work at or near the dwelling;
 - c) do not go by the dwelling to pick up orders, supplies, or other items related to the home occupation;
 - d) do not report to the dwelling for pay;
 - e) do not associate with the dwelling in any manner that could be interpreted as part of a normal employer/employee relationship.

- 5) Instructions in music, dancing, art, or similar subjects shall be limited to no more than five (5) students at one time.
- 6) Activities shall not generate traffic, parking, noise, vibration, glare, fumes, odors, or electrical interference beyond what normally occurs in the district in which it is located.
- 7) One (1) commercial vehicle, which shall not exceed thirty (30) feet in length, may be allowed in conjunction with the home occupation.
- 8) No delivery of supplies and/or materials used in connection with the home occupation may be made by any commercial vehicle to the dwelling, provided however, that the provisions herein shall not preclude the receipt of supplies or materials not used in connection with the home occupation.
- 9) Use or storage of any explosive material in conjunction with the home occupation is prohibited.

(E) Compliance With Other Regulations: All home occupations shall comply with all applicable federal, State, and local regulations.”

Section 34. That Section 30-5-2, Development Standards for Individual Uses, is hereby amended by adding a new subsection to read as follows:

“30-5-2.51.5 Libraries

- (A) Where Required: TN1 District
- (B) Location: The use shall be placed on a lot so as to front on the street and, where possible, terminate a vista.
- (C) Setback: Front setbacks may be modified upon proper approval in order to preserve views or significant trees.
- (D) Parking: Parking shall not occur within a front street setback or side street setback.
- (E) Accessory Use: Only one accessory building shall be allowed. It shall be set back a minimum of twenty (20) feet farther than is the front facade of the principal structure.”

Section 35. That Section 30-5-2.55.5, Maternal Care Homes, is hereby amended by adding “TN1,” following the word “residential,” in Subsection (A).

Section 36. That Section 30-5-2, Development Standards for Individual Uses, is hereby amended by adding three new subsections to read as follows:

“30-5-2.59.5 Museums or Art Galleries (Refer to Libraries for Development Standards)”

“30-5-2.62.5 Post Offices (Refer to Libraries for Development Standards)”

“30-5-2.73.5 Service Stations, Gasoline

(A) Where Required: TN1 District

(B) Property Separation: No such use shall be located within 3/4 mile of another such use.

(C) Fuel Service Islands/Pumps: There shall be no more than one (1) fuel service island containing no more than four (4) fuel pumps.

(D) Outdoor Storage: No outdoor storage of vehicles or any materials shall be permitted.”

Section 37. That Section 30-5-2.81, Swim and Tennis Clubs is hereby rewritten to read as follows:

“30-5-2.81 Swim and Tennis Clubs

(A) Where Required: All residential, TN1, GO-M, GO-H, HB, CP, LI, and PI Districts.

(B) Minimum Area: The minimum area shall be two (2) acres; it shall be one (1) acre if in a TN1 District or located on common area within a development.

(C) Setback: There shall be a fifty (50) foot minimum setback between clubhouses, swimming pools, lighted tennis courts, or athletic fields and adjacent residentially zoned property.

(D) Security Fencing: Outdoor swimming pools shall be protected by a fence, or equal enclosure, a minimum four (4) feet in height, and equipped with a self-closing and positive self-latching gate provided with hardware for permanent locking.

(E) Parking: In the TN1 District, parking shall not occur within a front street setback or side street setback.”

Section 38: That Section 30-5-2.85, Tourist Home (Bed and Breakfast) is hereby amended by adding “TN1,” following “districts,” in Subsection (A).

Section 39: That Section 30-5-2.91, Wireless Telecommunication Towers, is hereby amended by adding “TN1,” following “residential,” in Subsections (B)(1), (C)(1), (F), and (L).

Section 40: That Section 30-5-3 is hereby rewritten to read as follows:

“30-5-3 PARKING, STACKING, AND LOADING AREAS

30-5-3.1 General Requirements

- (A) Exemption for CB District: The minimum parking requirements of Table 30-5-3-1 shall not apply to properties within or surrounded by the Central Business (CB) District.
- (B) Reduction in Traditional Neighborhood District: The parking requirements listed in Table 30-5-3-1 shall be reduced by twenty-five percent (25%) for uses in the TN1 Traditional Neighborhood District.
- (C) Parking, Stacking, and Loading Space Required: When any building or structure is erected, modified, enlarged, or increased in capacity, or any open use is established, modified, or enlarged, the requirements of this Section shall be met. For enlargements, modifications, or increases in capacity, the requirements of this Section shall apply only to such enlargements, modifications, or increases in capacity.
- (D) Required Number: The minimum number of required parking, stacking, and loading spaces is indicated in Table 30-5-3-1 and Section 30-5-3.7 (Loading Areas). In cases of mixed occupancy, the minimum number of parking, stacking, and loading spaces shall be the cumulative total of individual use requirements unless otherwise specified.
- (E) Off-Street and On-Street:
 - (1) In all districts except the Traditional Neighborhood (TN1) District, all required parking spaces shall be provided as off-street spaces.
 - (2) In the Traditional Neighborhood (TN1) District, required parking spaces may be provided as both off-street and on-street spaces. The credit for on-street spaces for a lot shall be determined by projecting the lot's lines across abutting street(s), counting the total number of on-street spaces (both sides of the street) within the area thus defined, and dividing by two (2).
- (F) Handicapped Spaces: Spaces for the physically handicapped shall be provided as required by the NC Building Code (See Appendix 5: Illustrations).
- (G) Minimum Required: In all instances where parking is required, except for residential uses and uses in the Traditional Neighborhood (TN1) District, a minimum of five (5) parking spaces shall be provided.
- (H) Reduction of Minimum Requirements: Unless there is a change in use requiring a lesser number of spaces, the number of spaces shall not be reduced below the minimum
- (I)

- (J) requirements of this Ordinance except as provided for in Section 30-5-4.1(C) (Reduction in Parking Requirements for Pre-Existing Developments).
- (K) Maintenance: All parking, stacking, and loading facilities shall be permanently maintained by the owners or occupants as long as the use they serve exists.
- (L) Access: All parking, stacking, and loading facilities shall have vehicular access to a street, either directly or via a shared driveway or an alley.
- (M) Use for No Other Purposes: Land used to provide required parking, stacking, and loading shall not be used for any other purposes, except for temporary events. If such land is devoted to any other purpose, the Certificate of Compliance of the affected principal use shall immediately become void.
- (N) Historic Districts: Parking in any Historic Overlay Districts shall comply with the requirements of Section 30-4-4.2(B) (Dimensional Regulations and Exceptions.)”

Section 41. That Table 30-5-3-1 is hereby amended by deleting the word “OFF-STREET” from its title, by adding under the Business, Professional, and Personal Services subheading a new entry in alphabetical sequence to read as follows:

“Business incubators 1/workspace plus 1/500 sq ft of gross floor area in administrative offices”

and by renumbering the entries under that subheading so that the numerical and alphabetical sequences correspond.

Section 42. That Section 30-5-3.3, Parking Requirements for Change in Use, is hereby amended by deleting the word “OFF-STREET” both places it now appears.

Section 43. That Table 30-6-13-1 MINIMUM PUBLIC STREET DESIGN STANDARDS, is hereby amended to read as follows:

TABLE 30-6-13-1					
MINIMUM PUBLIC STREET DESIGN STANDARDS					
CLASSIFICATION	ROW ^a (ft)	PAVEMENT WIDTH ^{a,b} (ft)	STOPPING SIGHT DISTANCE (ft)	CENTERLINE RADIUS (ft)	TURNAROUND RADIUS (ft)
MAJOR THOROUGHFARE	90 to 100	64 to 68	650	1530	
MINOR THOROUGHFARE					
five-lane	80	60	550	1240	

four-lane	68	48	475	955	
COLLECTOR	60	40	400	765	
in TN1 District,	60	34	400	765	
2-sides parking					
in TN1 District,	50	27	400	765	
1-side parking					
SUBCOLLECTOR	56	36	250	440	
LOCAL RESIDENTIAL					
with ribbon ^c	50	22	200	300	
with curb and gutter	50	30	200	300	
in TN1 District,	50	26	107^e	90^e	
2-sides parking					
in TN1 District,	46	20	107^e	90^e	
1-side parking					
Local Commercial					
in TN1 District,	60	30	196	195	
RESIDENTIAL CUL-DE-SAC					
with ribbon ^c	50	22	200	300	55/45
with curb and gutter	50	30 ^d	200	300	60/50 ^d
LOCAL INDUSTRIAL	60	40	325	575	
INDUSTRIAL CUL-DE-SAC	60	40	325	575	70/60
^a Additional width may be required under Section 30-6-13.3 (B), (Conformance with Thoroughfare and Collector Street Plans).					
^b Dimensions in this column are from face-of-curb to face-of-curb, except for ribbon pavement.					
^c Watershed Critical Area (WCA) only.					
^d With twenty (20) dwelling units or less on the cul-de-sac street; pavement width of 26 ft, turnaround radii of 55/45 ft.					
^e Must reflect an unimpeded distance of 300 ft before and after curve.					

Section 44. That a new Table 30-6-13-4, MINIMUM PRIVATE ALLEY STANDARDS IN TRADITIONAL NEIGHBORHOOD DISTRICTS, is hereby added to read as follows:

TABLE 30-6-13-4

MINIMUM PRIVATE ALLEY STANDARDS FOR TRADITIONAL NEIGHBORHOOD DISTRICTS

CLASSIFICATION	ROW(FT)	PAVEMENT WIDTH(FT)	STOPPING SIGHT DISTANCE(FT)	CENTERLINE RADIUS(FT)
ALLEY	20	15	73	50

Section 45. That Section 30-6-13.3, Streets, is hereby amended by adding a new subsection to read as follows:

“(R) Special Standards for Street Design Criteria in the TN1 Traditional Neighborhood Districts:

- 1) Streets shall provide pedestrian access to all lots.
- 2) All streets and alleys shall terminate at other streets within the neighborhood and connect to existing and projected through streets outside the development. Streets with cul-de-sacs shall only be permitted where topographic constraints do not allow street connections.
- 3) A continuous network of alleys to the rear of lots within the District is encouraged.
- 4) Electricity, telecommunications, cable and similar utilities shall run along rear lot lines wherever possible, shall be located in one ditch or in an otherwise coordinated system to minimize disruption to existing vegetation, and shall be located underground in accordance with Section 30-6-13.6(C) of this Ordinance.
- 5) If provided, decorative street lamps shall be installed on both sides of the street no more than 100 feet apart. Full spectrum rather than amber tint light is preferred.
- 6) Rights-of-way and streets are encouraged to differ in dimension pursuant to their function and each street shall be separately detailed.
- 7) Street pavement shall be only as wide as necessary to safely include travel lanes and on-street parking areas.
- 8) Steady and even build-to lines shall be established along all streets and public space frontages, determining the width desired for each street or public

space. A minimum percentage build-out at the build-to line shall be established along all streets and public square frontages.

- 9) The long axis of the street shall have appropriate termination with either a public monument, specifically designed building facade, or a gateway to the ensuing space.
- 10) Major thoroughfares and minor thoroughfares shall only be allowed on the edge of a Traditional Neighborhood District and shall not be allowed to penetrate the district. Not more than two collector streets shall penetrate a neighborhood.
- 11) Traditional neighborhood design is dependent upon the standards and improvements that define the form and function of the traditional neighborhood. Meeting minimum or maximum standards will not be, in and of itself, evidence of adherence to the purposes of the TN1 Traditional Neighborhood District or of good neighborhood planning.”

Section 46. That Section 30-6-13.4, Block Length, is hereby rewritten to read as follows:

“30-6-13.4 Block Length

In all zoning districts except the TN1 Traditional Neighborhood District, block length shall not exceed one thousand, five hundred (1,500) feet, for a maximum block perimeter of six thousand (6,000) feet, except that a block length of up to three thousand (3,000) feet may be approved in the Watershed Critical Area. In the TN1 Traditional Neighborhood District the length of a new block shall not exceed six hundred (600) feet. For reasons of topography, block length in the TN1 Traditional Neighborhood District may be a maximum of 800 feet as long as a pedestrian pathway traverses the block near its midpoint.”

Section 47. That Section 30-6-13.5, Sidewalks, is hereby rewritten to read as follows:

“30-6-13.5 Sidewalks

- (A) Generally: Except along controlled access facilities, sidewalks shall be required on all thoroughfare streets, and at other locations on collector, subcollector and local residential streets where a pedestrian traffic generator requires separation of pedestrian and vehicular traffic. Sidewalks shall have a minimum width of five (5) feet and be constructed on one side of the right-of-way as determined by the Technical Review Committee.
- (B) In Traditional Neighborhood Districts: All streets in the TN1 Traditional Neighborhood District shall have sidewalks on both sides. Sidewalks on a commercial block or a mixed

use block containing first-floor commercial uses shall have a width a minimum of from six (6) to sixteen (16) feet as appropriate to allow adequate room for pedestrians, awnings, streetscape and landscape elements.”

Section 48. That a new Section 30-6-13.11, Street Trees, is hereby added to read as follows:

“30-6-13.11 Street Trees

Street Trees shall be required along both sides of a street in the TN1 Traditional Neighborhood District in accordance with the approved locations shown in the adopted Traditional Neighborhood Development Plan for the District.”

Section 49. That Section 30-9-11.4, Sections Affected, is hereby amended by renumbering Subsections (C) through (U) as (D) through (V) and by adding a new subsection to read as follows:

“(C) Section 30-4-6.4: Traditional Neighborhood District Dimensional Requirements (in 30-4-6-6)”

Section 50. All ordinances in conflict with the provisions of this ordinance are repealed to the extent of such conflict.

Section 51. The effective date of this ordinance shall be March 11, 1999.

(Signed) Claudette Burroughs-White

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Mayor Allen stated that this was the time and place set for a public hearing to consider a resolution confirming assessment roll for sanitary sewer improvements on Forest Lake Circle from East Woodlyn Way to East Woodlyn Way. The Mayor asked if anyone wished to be heard.

There being no one present to speak to this matter, Councilmember Holliday moved adoption of the resolution. The motion was seconded by Councilmember Carmany; the resolution was adopted on the following roll call vote: Ayes: Allen, Burroughs-White, Carmany, Holliday, Johnson, Jones, Mincello, Perkins and Vaughan. Noes: None.

F-181 RESOLUTION CONFIRMING ASSESSMENT ROLL FOR LOCAL IMPROVEMENTS

FOREST LAKE CIRCLE FROM EAST WOODLYN WAY TO EAST WOODLYN WAY

WHEREAS, on the 6TH day of February, 1995, the City Council of the City of Greensboro adopted a resolution ordering the making on the street or streets hereinabove set out of the following improvements:

Sanitary Sewer Improvements. That a sanitary sewer main of 8-inch size be laid on the street or streets hereinabove named within the limits defined, and that necessary laterals (including water laterals where none exist and water main has been installed) be laid for the proper connection of abutting property.

AND, WHEREAS, the improvements have now been completed, and the City Council has ascertained the total cost thereof and the amount that should be assessed against each lot abutting on the improvements on account of the improvements and has caused to be prepared a general plan map of the improvements, on which map is shown the frontage and location of each lot on the street or streets improved, together with the owners thereof, as far as the same can be ascertained, the plan map being marked:

WOODLYN WAY OUTFALL #3, EAST (Sedgefield Lakes Outfall 575' East to East Woodlyn Way);

SEDFIELD LAKES OUTFALL (Sedgefield Lakes Lift Station to 1400' South of Sedgefield Lakes Lift Station);
 SEDFIELD LAKES OUTFALL (1400' South of Sedgefield Lakes Outfall to 2675' South of Sedgefield Lakes Outfall);
 FOREST LAKE CIRCLE OUTFALL #1 (Woodlyn Way Outfall #1, East to 750' North of Woodlyn Way Outfall #1, East);
 WOODLYN WAY OUTFALL #1, EAST (Sedgefield Lakes Outfall, East to East Woodlyn Way);
 FOREST LAKE CIRCLE OUTFALL #2 (Woodlyn Way Outfall #1, East to 310' North Woodlyn Way Outfall #1, East);
 FOREST LAKE CIRCLE (Woodlyn Way Outfall #2, East, to 400' West of Woodlyn Way Outfall #2, East); and
 WOODLYN WAY OUTFALL #2, EAST (Forest Lake Circle to 810' East of Forest Lake Circle)

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

1. That the total cost of the improvements is hereby designated to be the amount shown thereof on said general plan map.
2. That the City Council finds as a fact that each lot abutting on the improvements has been specially benefited by the improvements in the amount assessed against such lot as shown by the preliminary assessment roll.
3. That the general plan map is hereby confirmed at 6:00 p.m., on the 2nd day of March, 1999, and is hereby made the final assessment roll for the improvements.
4. That the City Clerk is hereby directed to enter on the minutes of this council and the assessment roll the date, hour and minute of the confirmation thereof and to deliver a copy of the assessment roll to the City Tax Collector.
5. That, after the expiration of 20 days from this date, the City Clerk shall cause to be published one time in some newspaper published in the city a notice that any assessments contained in the assessment roll may be paid in full to the City Tax Collector without interest thereon at any time before the expiration of 30 days.
6. That, if the owners of the lots against which the assessments have been made do not exercise their option to pay the same in cash as hereinabove provided, then the same shall be payable in five equal installments as provided in the original resolution ordering the making of the improvements, such installments to bear interest at the rate of six percent per annum from this date.
7. That the first of the installments with interest thereon shall become due and payable on the first day of September next following the date that payments may be made without interest. One subsequent installment with interest thereon shall be due and payable on the first day of September of each successive year until the assessments have been paid in full.

(Signed) Keith A. Holliday

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Moving to the Consent Agenda, Mayor Allen read the following ordinances as required by the Greensboro Code of Ordinances:

- Ordinance changing name of street from Geneva Street, from High Point Road southeastward to its end, to Marchester Way
- Ordinance changing the name of street from Unnamed Service Road, from Horse Pen Creek Road southward then westward to its end, to Carly's Way

The Mayor thereupon requested a motion to approve the ordinances, resolution and motion on the Consent Agenda. Councilmember Perkins moved adoption of the Consent Agenda; the motion was seconded by Jones; the Consent Agenda was adopted on the following roll call vote: Ayes: Allen, Burroughs-White, Carmany, Holliday, Johnson, Jones, Mincello, Perkins and Vaughan. Noes: None.

99-27 AN ORDINANCE CHANGING NAME OF STREET

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That the following street name assignment is hereby authorized to become effective immediately:

<u>PRESENT NAME</u>	<u>PORTION</u>	<u>NEW NAME</u>
Geneva Street	From High Point Road southeastward to its end	Marchester Way

(Signed) Robert V. Perkins

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99-28 AN ORDINANCE CHANGING NAME OF STREET

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That the following street name assignment is hereby authorized to become effective immediately:

<u>PRESENT NAME</u>	<u>PORTION</u>	<u>NEW NAME</u>
Unnamed Service Road	From Horse Pen Creek Road southward then westward to its end	Carly's Way

(Signed) Robert V. Perkins

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27-99 RESOLUTION AUTHORIZING CHANGE ORDER IN CONTRACT NO. 1997-14 WITH YATES CONSTRUCTION COMPANY FOR THE FOREST OAKS WATER AND SEWER IMPROVEMENTS, PHASE I

WHEREAS, Contract no. 1997-14 with Yates Construction Company provides for the construction of Forest Oaks water and sewer improvements;

WHEREAS, during the construction of Phase I of the Bradenton Drive Sewer Outfall the omission of the profile sheets was not discovered until after the work was completed and it was determined that it would be more feasible to add this portion of the project to the Phase 4 Contract, reducing the amount of Contract No. 1997-14 to \$2,834,676.80.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That the Change Order in the total deduct amount of \$29,167.50 is hereby authorized and should be credited into Account No. 504-7031-01.6017.002 (Sewer) (County Construction Project Funds).

(Signed) Robert V. Perkins

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28-99 RESOLUTION AUTHORIZING CHANGE ORDER IN CONTRACT NO. 1998-5 WITH MICHAEL'S BACKHOE AND LANDSCAPING COMPANY FOR WATER AND SEWER IMPROVEMENTS

WHEREAS, Contract No. 1998-5 with Michael's Backhoe and Landscaping Company provides for Forest Oaks Water and Sewer, Phase 4 Improvements;

WHEREAS, during the construction of Phase I of the Bradenton Drive Sewer Outfall the omission of the profile sheets was not discovered until after the work was completed and it was determined that it would be more feasible to add this portion of the project to the Phase 4 Contract, thereby necessitating a change order in the contract in the amount of \$29,167.50.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That a change order in the above-mentioned contract with Michael's Backhoe and Landscaping Company for the addition of the Bradenton Drive Outfall to Phase 4, is hereby authorized at a total cost of \$29,167.50, payment of said additional amount to be made from Account 504-7031-01.6017.002. (Sewer) (County Construction Project Funds).

(Signed) Robert V. Perkins

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29-99 RESOLUTION APPROVING BID AND AUTHORIZING EXECUTION OF CONTRACT NO. 1999-01 FOR THE RESURFACING OF STREETS PROJECT

WHEREAS, after due notice, bids have been received for the Resurfacing of Streets Project;

WHEREAS, MAPCO Inc., a responsible bidder, has submitted the low bid for the resurfacing in the total amount of \$2,769,778.70, which bid, in the opinion of the City Council, is the best bid from the standpoint of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That the bid hereinabove mentioned submitted by MAPCO, Inc. is hereby accepted, and the Mayor and City Clerk are hereby authorized to execute on behalf of the City of Greensboro a property contract to carry the proposal into effect, payment to be made as follows:

<u>Account No.</u>	<u>Amount</u>
202-6001-01.5611	\$2,757,778.70
201-6001-01.5611	12,000.00

(Signed) Robert V. Perkins

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30-99 RESOLUTION AUTHORIZING CITY ATTORNEY TO INSTITUTE PROCEEDINGS TO CONDEMN PORTION OF THE PROPERTY OF BATTLE FOREST VILLAGE ASSOCIATION, IN CONNECTION WITH THE LAWNDALE/LAKE BRANDT WIDENING PROJECT

WHEREAS, Battle Forest Village Association is the owner of certain property located on Lawndale Drive, said property being as shown on the attached map;

WHEREAS, a portion of said property is required by the City in connection with the Lawndale/Lake Brandt Widening Project;

WHEREAS, negotiations with the owner at the appraised value of \$20,385.00 have been unsuccessful and said portion of property is necessary for said project;

WHEREAS, it is deemed necessary and in the best interest of the City that the City Attorney be authorized to institute civil proceedings to condemn said portion of property and that the Director of Finance be authorized to issue a draft to the Clerk of Superior Court as compensation to the owner in the amount of \$20,385.00;

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That, pursuant to Chapter 40A of the North Carolina General Statutes, the City Attorney is hereby authorized to institute condemnation proceedings to acquire said portion of property, and the Director of Finance is hereby authorized to issue a draft in the amount of \$20,385.00 to the Clerk of Superior Court as compensation to the owner, payment to be made from Account No. 431-6001-19.6012, CBR 034.

(Signed) Robert V. Perkins

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31-99 RESOLUTION AUTHORIZING CITY ATTORNEY TO INSTITUTE PROCEEDINGS TO CONDEMN PORTION OF THE PROPERTY OF ST. GALES ESTATES, INC., IN CONNECTION WITH THE BATTLEGROUND TANK FEEDER MAIN PROJECT

WHEREAS, St. Gales Estates, Inc. is the owner of certain property located on Lees Chapel Road, said property being as shown on the attached map;

WHEREAS, a portion of said property is required by the City in connection with the Battleground Tank Feeder Main Project;

WHEREAS, negotiations with the owner at the appraised value of \$441.00 have been unsuccessful and said portion of property is necessary for said project;

WHEREAS, it is deemed necessary and in the best interest of the City that the City Attorney be authorized to institute civil proceedings to condemn said portion of property and that the Director of Finance be authorized to issue a draft to the Clerk of Superior Court as compensation to the owner in the amount of \$441.00;

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That, pursuant to Chapter 40A of the North Carolina General Statutes, the City Attorney is hereby authorized to institute condemnation proceedings to acquire said portion of property, and the Director of Finance is hereby authorized to issue a draft in the amount of \$441.00 to the Clerk of Superior Court as compensation to the owner, payment to be made from Account No. 501-7061-01.6012, CBR 010.

(Signed) Robert V. Perkins

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32-99 RESOLUTION AUTHORIZING CITY ATTORNEY TO INSTITUTE PROCEEDINGS TO CONDEMN PORTION OF THE PROPERTY OF LAWSTON, INC., IN CONNECTION WITH THE BATTLEGROUND TANK FEEDER MAIN PROJECT

WHEREAS, Lawston, Inc. is the owner of certain property located on Lees Chapel Road, said property being as shown on the attached map;

WHEREAS, a portion of said property is required by the City in connection with the Battleground Tank Feeder Main Project;

WHEREAS, negotiations with the owner at the appraised value of \$330.00 have been unsuccessful and said portion of property is necessary for said project;

WHEREAS, it is deemed necessary and in the best interest of the City that the City Attorney be authorized to institute civil proceedings to condemn said portion of property and that the Director of Finance be authorized to issue a draft to the Clerk of Superior Court as compensation to the owner in the amount of \$330.00;

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That, pursuant to Chapter 40A of the North Carolina General Statutes, the City Attorney is hereby authorized to institute condemnation proceedings to acquire said portion of property, and the Director of Finance is hereby authorized to issue a draft in the amount of \$330.00 to the Clerk of Superior Court as compensation to the owner, payment to be made from Account No. 501-7061-01.6012, CBR 010.

(Signed) Robert V. Perkins

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Motion was unanimously adopted to approve the minutes of regular Council meeting of 16 February 1999.

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Mayor Allen introduced a resolution modifying temporary policy regarding voluntary annexations and plan approvals requiring water main extensions.

After a brief explanation by the City Manager, Councilmember Johnson moved adoption of the resolution. The motion was seconded by Councilmember Perkins; the resolution was adopted on the following roll call vote: Ayes: Allen, Burroughs-White, Carmany, Holliday, Johnson, Jones, Mincello, Perkins and Vaughan. Noes: None.

33-99 RESOLUTION MODIFYING TEMPORARY POLICY REGARDING VOLUNTARY ANNEXATIONS AND PLAN APPROVALS REQUIRING WATER MAIN EXTENSIONS

WHEREAS, the Piedmont area has experienced unusual weather conditions causing extremely dry periods resulting in a shortage of water supply in Greensboro and its environs;

WHEREAS, the City has already adopted a water conservation ordinance and has implemented phases of this ordinance;

WHEREAS, the City has purchased water from High Point and Winston-Salem and is negotiating with the City of Reidsville to provide an additional source of water until the Randleman Dam Project is completed;

WHEREAS, due to the increase in the level of our reservoirs, the City has returned to voluntary conservation and it would be in the best interest of the City to evaluate the response of citizens, institutions, industry and commercial businesses;

WHEREAS, a strategy for water conservation is essential to both immediate and long term planning and development and for the protection of public health, safety and welfare;

WHEREAS, it is deemed in the best interest of the citizens of Greensboro to enact a temporary policy governing annexations by petition and the approval of development plans requiring water mains to serve private property.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

1. That the City of Greensboro will continue to suspend approval of any new site plans or subdivision preliminary plats proposing to extend any water main to serve private property inside or outside the city limits unless such plans were received on or before December 1, 1998. Approval of plans for extensions of water mains for fire protection only shall be permitted. For any plans received after December 1, 1998, the City will review such plans for conformance to City ordinances and policies but will not process approvals. Any property that was annexed on or before December 1, 1998 shall be exempt from these requirements provided that a preliminary plat had been submitted to either the City of Greensboro or Guilford County prior to December 1, 1998.

2. That the City of Greensboro will not process any petition for voluntary annexation on a property that needs City water in order to be developed but cannot obtain it due to #1 above.

3. That this policy shall be effective immediately and shall expire April 6, 1999, unless extended by the City Council.

(Signed) Yvonne J. Johnson

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After Mayor Allen introduced a resolution authorizing installation of sewer line along Bishop Road, Drummond Road and Holden Road to serve the Old Dominion Company under agreement between City of Greensboro and Guilford County, Councilmember Jones moved adoption of the resolution. The motion was seconded by Councilmember Vaughan; the resolution was adopted on the following roll call vote: Ayes: Allen, Burroughs-White, Carmany, Holliday, Johnson, Jones, Mincello, Perkins and Vaughan. Noes: None.

34-99 RESOLUTION AUTHORIZING INSTALLATION OF A 6 INCH SEWER LINE ALONG BISHOP ROAD, DRUMMOND ROAD AND HOLDEN ROAD UNDER AGREEMENT BETWEEN CITY OF GREENSBORO AND GUILFORD COUNTY

WHEREAS, Guilford County has recently authorized the installation of a 6 inch sewer line along Bishop Road, Drummond Road and Holden Road to a manhole in Glendale Road to serve the Old Dominion Company, in accordance with the Consolidated Water and Sewer Agreement between the County and the City; and

WHEREAS, in the opinion of the City Council, the best interest of the City will be served by the construction of the 6 inch sewer line in accordance with said agreement.

NOW, THEREFORE, BE IT REOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That the construction of the above mentioned 6 inch sewer line in accordance with the agreement between the City of Greensboro and Guilford County is hereby authorized.

(Signed) Earl Jones

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After the introduction of a resolution authorizing installation of sewer line along Old Randleman Road and Drummond Road to serve the Sumner Elementary School under agreement between City of Greensboro and Guilford County, Councilmember Carmany moved adoption of the resolution. The motion was seconded by Councilmember Jones;

the resolution was adopted on the following roll call vote: Ayes: Allen, Carmany, Holliday, Johnson, Jones, Mincello, Perkins and Vaughan. Noes: None.

35-99 RESOLUTION AUTHORIZING INSTALLATION OF A 8 INCH SEWER LINE ALONG OLD RANDLEMAN ROAD AND DRUMMOND ROAD UNDER AGREEMENT BETWEEN CITY OF GREENSBORO AND GUILFORD COUNTY

WHEREAS, Guilford County has recently authorized the installation of a 8 inch sewer line along Old Randleman Road and Drummond Road approximately 7200 feet from the lift station at the Old Dominion Freight Lines to the Sumner Elementary School property to serve Sumner Elementary School, in accordance with the Consolidated Water and Sewer Agreement between the County and the City; and

WHEREAS, in the opinion of the City Council, the best interest of the City will be served by the construction of the 8 inch sewer line in accordance with said agreement;

NOW, THEREFORE, BE IT REOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That the construction of the above mentioned 8 inch sewer line in accordance with the agreement between the City of Greensboro and Guilford County is hereby authorized.

(Signed) Sandy Carmany

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Mayor Allen introduced a resolution approving bid in the amount of \$336,500 and authorizing execution of contract with Jimmy Lunch and Sons, Inc., for the Landfill Construction Project.

Council discussed with Elizabeth Treadway, Director of Environmental Services, the use of rock removed from the site to contribute to the buffer between the Landfill and Nealtown Farms, the extension of the berm around the landfill to increase the visual barrier in the area, the suitable appearance of barrier, the timeframe for the completion of this project, etc. Expressing the desire to remain consistent with her position regarding landfill issues, Councilmember Johnson advised she would not support this resolution.

Councilmember Perkins moved adoption of the resolution. The motion was seconded by Councilmember Carmany; the resolution was adopted on the following roll call vote: Ayes: Allen, Burroughs-White, Carmany, Holliday, Jones, Mincello, Perkins and Vaughan. Noes: Johnson.

36-99 RESOLUTION APPROVING BID AND AUTHORIZING EXECUTION OF CONTRACT WITH JIMMY LYNCH AND SONS, INC. FOR THE LANDFILL CONSTRUCTION PROJECT

WHEREAS, after due notice, bids have been received for the Landfill Construction Project;

WHEREAS, Jimmy Lynch and Sons, Inc., a responsible bidder, has submitted the low bid for the construction of an existing berm extension of the White Street Landfill in the total amount of \$336,500.00, which bid, in the opinion of the City Council, is the best bid from the standpoint of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That the bid hereinabove mentioned submitted by Jimmy Lynch and Sons, Inc. is hereby accepted, and the Mayor and City Clerk are hereby authorized to execute on behalf of the City of Greensboro a proper contract to carry the proposal into effect, payment to be made from Fund 553 of Special Revenue Bonds account.

(Signed) Robert V. Perkins, Jr.

(A tabulation of bids for the Landfill Construction Project is filed with the above resolution and is hereby referred to and made a part of these minutes.)

.....

Mayor Allen introduced a resolution authorizing Reimbursement Agreement with the North Carolina Department of Transportation for the relocation and installation of water and sewer lines affected by the State’s I-40 Improvements Project.

After a brief explanation by Allan Williams, Water Resources Department Director, Councilmember Vaughan moved adoption of the resolution. The motion was seconded by Councilmember Jones; the resolution was adopted on the following roll call vote: Ayes: Allen, Burroughs-White, Carmany, Holliday, Johnson, Jones, Mincello, Perkins and Vaughan. Noes: None.

37-99 RESOLUTION APPROVING AND AUTHORIZING REIMBURSEMENT AGREEMENT WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION FOR THE RELOCATION AND INSTALLATION OF WATER AND SEWER LINES AFFECTED BY THE STATE’S I-40 IMPROVEMENT PROJECT

WHEREAS, NCDOT is currently involved in the roadway improvement project for I-40;

WHEREAS, due to roadway improvements to I-40 it has become necessary to relocate water and sewer lines in the areas affected by said project;

WHEREAS, the City of Greensboro and NCDOT have agreed to enter into a Reimbursement Agreement whereby NCDOT provides for all engineering and construction for the relocation and installation of certain City owned water and sewer lines affected by the improvements of I-40 roadway improvement project from West of Sandy Ridge Road to East of Chimney Rock Road;

WHEREAS, said Agreement shall provide for the City of Greensboro to reimburse the Department of Transportation for the estimated engineering and construction costs of \$418,876.00.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That the Reimbursement Agreement with NCDOT for the relocation and installation of certain City owned water and sewer lines in the improvements of I-40 from West of Sandy Ridge Road to East of Chimney Rock Road is hereby approved and the City Manager is hereby authorized to execute said agreement on behalf of the City.

(Signed) Donald R. Vaughan

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Mayor Allen introduced a resolution approving bid in the amount of \$162,753 and authorizing execution of Contract No. 1998-23 with Carolina Instrumentation Company for the Lake Townsend SCADA Improvements Project.

After brief discussion, Councilmember Jones moved adoption of the resolution. The motion was seconded by Councilmember Perkins; the resolution was adopted on the following roll call vote: Ayes: Allen, Burroughs-White, Carmany, Holliday, Johnson, Jones, Mincello, Perkins and Vaughan. Noes: None.

38-99 RESOLUTION APPROVING BID AND AUTHORIZING EXECUTION OF CONTRACT NO. 1998-23 FOR LAKE TOWNSEND SCADA IMPROVEMENTS PROJECT

WHEREAS, after due notice, bids have been received for Lake Townsend SCADA Improvements;

WHEREAS, Carolina Instrumentation Co., a responsible bidder has submitted the low base bid in the total amount of \$162,753.00 which bid, in the opinion of the City Council, is the best bid from the standpoint of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That the Bid hereinabove mentioned submitted by Carolina Instrumentation Co., is hereby accepted, and the Mayor and City Clerk are hereby authorized to execute, on behalf of the City of Greensboro, a proper contract to carry the proposal into effect, payment to be made from Account No. 501-7025-01.6059, CBR 001.

(Signed) Earl Jones

(A tabulation of bids for the Lake Townsend SCADA Improvements Project is filed with the above resolution and is hereby referred to and made a part of the minutes.)

.....

The Mayor introduced a resolution authorizing amendment to joint annexation agreement between City of Greensboro and Town of Summerfield.

After brief discussion regarding the boundary line between the two municipalities, the desire to eliminate the need to further modify this agreement, etc., Councilmember Jones moved adoption of the resolution. The motion was seconded by Councilmember Carmany; the resolution was adopted on the following roll call vote: Ayes: Allen, Burroughs-White, Carmany, Holliday, Johnson, Jones, Mincello, Perkins and Vaughan. Noes: None.

39-99 RESOLUTION AUTHORIZING AMENDMENT TO JOINT ANNEXATION AGREEMENT BETWEEN CITY OF GREENSBORO AND TOWN OF SUMMERFIELD

WHEREAS, Chapter 1009 of the 1987 Session Laws of North Carolina General Assembly authorizes municipalities located in Guilford County to enter into an agreement establishing a common boundary line and designating areas which are not subject to annexation by the participating municipalities;

WHEREAS, it is the desire of both communities to make all anticipated changes at this time thereby eliminating the need to further modify the agreement;

WHEREAS, after study and negotiations between officials of Greensboro and Summerfield, a common boundary line has been appropriately established to serve the best interest of both municipalities and was enacted on May 6, 1997;

WHEREAS, pursuant to public hearings held on January 5, 1999 and March 4, 1999, and after due consideration of the proceedings, it is deemed in the best interest of the City to authorize an amendment to the joint annexation agreement between the City of Greensboro and the Town of Summerfield, with said agreement being for a term which expires May 6, 2027 and being presented herewith this day.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That the amendment to the joint annexation agreement between the City of Greensboro and the Town of Summerfield which is presented herewith this day is hereby approved, and the Mayor and the City Clerk are hereby authorized to execute said agreement on behalf of the City of Greensboro.

(Signed) Earl Jones

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Mayor Allen introduced a resolution approving bid in the amount of \$1,238,719 and authorizing execution of Contract No. 99-000502 with J. H. Batten Construction Company for Fire Station # 18 construction.

After brief discussion with John Beaman, Technologies and Facilities Department, regarding details of the project and timeframe for completion, Councilmember Johnson moved adoption of the resolution. The motion was seconded by Councilmember Jones; the resolution was adopted on the following roll call vote: Ayes: Allen, Burroughs-White, Carmany, Holliday, Johnson, Jones, Mincello, Perkins and Vaughan. Noes: None.

40-99 RESOLUTION APPROVING BID AND AUTHORIZING EXECUTION OF CONTRACT NO. 99-000502 FIRE STATION 18 CONSTRUCTION PROJECT

WHEREAS, after due notice, bids have been received for Fire Station 18 Construction Project;

WHEREAS, J. H. Batten Construction Co., a responsible bidder has submitted the low base bid in the total amount of \$1,238,719.00 which bid, in the opinion of the City Council, is the best bid from the standpoint of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That the Bid hereinabove mentioned submitted by J. H. Batten Construction Co., is hereby accepted, and the Mayor and City Clerk are hereby authorized to execute, on behalf of the City of Greensboro, a proper contract to carry the proposal into effect, payment to be made from Account No. 436-4040-01.6013, CBR 001.

(Signed) Yvonne J. Johnson

(A tabulation of bids for the Fire Station # 18 construction project is filed with the above resolution and is hereby referred to and made a part of these minutes.)

.....

Mayor Allen introduced an ordinance amending in the amount of \$93,045 the State and Federal Grant Fund Budget for the appropriation of Federal Forfeiture Funds.

Police Chief Robert White spoke to the proposed use of these funds to provide bicycles and motorcycles for the Department to bring officers closer to the community and enhance the effectiveness of dealing with traffic problems. He also spoke to the cost of this equipment and provided a brief history of the use of motorcycles of the Police Department.

Councilmember Carmany moved adoption of the ordinance. The motion was seconded by Councilmember Johnson; the ordinance was adopted on the following roll call vote: Ayes: Allen, Burroughs-White, Carmany, Holliday, Johnson, Jones, Mincello, Perkins and Vaughan. Noes: None.

99-29 ORDINANCE AMENDING THE STATE AND FEDERAL GRANT FUND BUDGET FOR THE APPROPRIATION OF FEDERAL FORFEITURE FUNDS

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That the State and Federal Grant Fund Budget of the City of Greensboro is hereby amended as follows:

That the appropriation for the State and Federal Grant Fund be increased as follows:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
220-3010-08.4210	Overtime	\$29,000
220-3010-08.5239	Miscellaneous Supplies	14,050

220-3010-08.6059	Other Capital	<u>49,995</u>
TOTAL		\$93,045

And that this increase be financed by increasing the following State and Federal Grant Fund account:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
220-3010-08.7104	Federal Forfeiture Property	\$93,045

(Signed) Sandy Carmany

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After the introduction by Mayor Allen of an ordinance amending in the amount of \$537,250 the State and Federal Grant Fund Budget for Local Law Enforcement Block Grant Program Award, Councilmember Burroughs-White moved adoption of the ordinance. The motion was seconded by Councilmember Jones; the ordinance was adopted on the following roll call vote: Ayes: Allen, Burroughs-White, Carmany, Holliday, Johnson, Jones, Mincello, Perkins and Vaughan. Noes: None.

99-30 ORDINANCE AMENDING THE STATE AND FEDERAL GRANT FUND BUDGET FOR LOCAL LAW ENFORCEMENT BLOCK GRANT PROGRAM AWARD

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That the State and Federal Grant Fund Budget of the City of Greensboro is hereby amended as follows:

That the appropriation for the State and Federal Grant Fund be increased as follows:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
220-3010-09.5235	Small Tools and Equipment	\$62,205
220-3010-09.5239	Miscellaneous	177,140
220-3010-09.6051	Licensed Vehicles	35,780
220-3010-09.6059	Other Capital Equipment	<u>262,125</u>
TOTAL:		\$537,250

And that this increase be financed by increasing the following State and Federal Grant Fund accounts:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
220-3010-09.7100	Federal Grant	\$485,140
220-3010-09.7104	Federal Forfeiture	<u>52,110</u>
TOTAL:		\$537,250

(Signed) Claudette Burroughs-White

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Mayor Allen introduced an ordinance amending the use of Council Contingency Funds in the amount of \$43,120 to provide FY 1998-99 Operating Subsidy to Greensboro Community Television (GCTV).

The City Manager advised this subsidy would provide funds for the balance of the fiscal year; he emphasized that discussions regarding on-going funding for GCTV should be addressed as a part of the budget process.

Council discussed at length with Karen Toring, representing GCTV, concerns and opinions with respect to the financial situation and operation of this public access channel; i.e., the revenue provisions contained in the contract negotiated with Time Warner Cable, the current status and future plans for the Board's fundraising efforts, the level of funding Council should consider providing, the financial accountability of GCTV, the lack of funding by Guilford County, the feasibility of cost/service sharing with Channel 13, the use of Council Contingency funds for this purpose, etc. Lengthy Council discussion ensued regarding the value of a locally-controlled public access channel, the need to communicate to citizens via this medium, the level of service provided to the public, and the quality and content of programming provided by this channel. Members of Council encouraged the GCTV Board to implement measures to enhance their fundraising efforts.

Councilmember Jones moved adoption of the ordinance. The motion was seconded by Councilmember Johnson; the ordinance received the following roll call vote: Ayes: Allen, Burroughs-White, Holliday, Johnson and Jones. Noes: Carmany, Mincello, Perkins and Vaughan.

Because the ordinance received only five affirmative votes, it will be placed on the April 6 agenda for second reading.

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Glenn A. Sankoh, residing at 912 Salem Street, representing the Bluford Community Watch Association, requested Council's assistance in addressing a number of what area residents considered to be environmental safety and health hazards in the community; i.e., sinking road, bushes that needed trimming at various locations to enhance visibility, the unsightly condition of various properties/structures in the area, the need for additional street lights, etc.

Council discussed with Mr. Sankoah details about his requests and the Association's efforts to improve the area. The Manager advised that because a number of City departments would be involved in addressing Mr. Sankoah's request, the appropriate staff would contact him to discuss these concerns/requests. Councilmember Burroughs-White requested that staff provide the information prior to the March meeting of the Association.

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Sally Newell, residing at 1812 Swannanoah Drive, and Lynn McDonald, spoke to the inadequacy of swim facilities in Greensboro which were not equipped to meet the needs of citizens, spoke to state of the art facilities in other cities, and emphasized the need for a natatorium in Greensboro to enhance the quality of life for our citizens and provide a suitable site for various swimming activities; i.e., competition events, therapy, and general recreation.

Council discussed various opinions and offered suggestions for partnership efforts which could be initiated and led by citizens to enable this type of facility to become a reality. Speaking to the question of timing and the fact that the Parks and Recreation bond referendum was proposed for November of 2000, Councilmember Perkins spoke to the opportunity for a partnership with the YMCA at its new facility which could provide this swim facility at considerably less cost than if the project were undertaken separately. Councilmember Carmany spoke to Council's past financial contribution for a feasibility study to explore this type of facility. Council offered suggestions with respect to possible community partners who might be interested in participating in this effort.

The Manager advised of conversations with YMCA officials with respect to the proposed Parks and Recreation bond referendum, in which they had advised the YMCA facility could be designed to enable future additions.

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Councilmember Mincello spoke to the use by High Point of cameras to record and ticket red light violations at various intersections and the possible benefits this would provide to the Police Department; some members of Council discussed their opinions with respect to this matter. After Councilmember Holliday requested additional details, the Manager advised staff would provide information regarding options in place in other municipalities, the cost involved and staff recommendations.

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Speaking to a recent newspaper article, Councilmember Burroughs-White advised she was not running for Mayor in the November election.

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Councilmember Vaughan moved that Alan Pike be appointed to fill one of the new positions on the Planning Board; this term will expire 15 August 00. The motion was seconded by Councilmember Perkins and adopted unanimously by voice vote of Council.

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Councilmember Johnson added the name of Tracy Brown to the data bank for possible service on the Historic Preservation Commission.

Councilmember Johnson moved that Patrick Deaton be appointed to serve a term on the Historic Preservation Commission; this term will expire 15 August 01. The motion was seconded by Councilmember Carmany and adopted unanimously by voice vote of the Council.

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Council discussed various opinions and concerns with respect to the creation of a task force to study the living wage issue; i. e., whether this issue should be considered by Council or referred to a committee, the desire to utilize citizen expertise and participation and available community resources in studying this issue, the fact that a number of cities had already adopted this type of ordinance, etc. Councilmember Perkins stated that even if a living wage ordinance were not implemented in Greensboro, the task force discussions/recommendations could be used to address poverty and disparity and enhance the community.

Some members of Council emphasized the importance of including as often as possible citizen participation in the Council's decision making processes, stated that community participation would remove some of the burden from staff, and noted that in the past citizen participation had enhanced support of various endeavors. After Councilmember Mincello spoke to the process used by Council to address the citizen review board issue by first receiving a staff summary for review, some members of Council indicated that they wished to obtain additional information, including examples of ordinances adopted by other cities and information with respect to the fiscal impact this type of ordinance would have on the City.

The Manager advised staff could provide for Council's review a sampling of living wage ordinances which had been adopted by other municipalities; he added that because the fiscal impact a living wage ordinance would have on Greensboro would depend on the specific proposal being considered by Council, staff would be uncomfortable attempting to provide information until a proposal had been determined.

D. Sweeney, residing at 1925 Taylor Street, spoke to the Mayor's representation of the citizens of Greensboro and advised he would like to see the creation of this ordinance added to her many accomplishments.

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Council confirmed that March 18 and April 15, 1999, were dates they wished the Guilford County Board of Commissioners to consider for a joint meeting to discuss issues of mutual interest. Brief discussion was held with respect to items for discussion and the location of the meeting.

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The Manager reminded Council of the Briefing to discuss various Coliseum issues scheduled for Thursday, March 18, 1999, from 12:30 PM to 4:00 PM, in the lobby area of the Greensboro War Memorial Coliseum Auditorium.

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Councilmember Johnson moved that the City Council adjourn. The motion was seconded by Councilmember Holliday and adopted unanimously by voice vote of the Council.

THE CITY COUNCIL ADJOURNED AT 9:00 P.M.

JUANITA F. COOPER
CITY CLERK

CAROLYN S. ALLEN
MAYOR
